

Bartley Lane

Bramshall Meadows, Uttoxeter, ST14 5FF

John
German





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£405,000

NO UPWARD CHAIN

An exceptional four-bedroom detached family home, built in 2021 and immaculately presented throughout. Tucked away at the head of a peaceful cul-de-sac, this spacious property features a superb open-plan living dining kitchen, two en-suites, garage and a beautifully landscaped rear garden.

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The accommodation briefly comprises an entrance hallway, lounge, guest cloakroom/WC, open-plan living dining kitchen, utility room, first-floor landing, four bedrooms, two en-suite shower rooms serving bedrooms one and two, and a separate family bathroom. Externally, the property benefits from ample off-road parking, an integral garage, and well-maintained landscaped gardens

Entrance to the property is via a lovely welcoming entrance hall with stairs rising to the first floor, understairs storage and doors leading off to the ground floor living spaces with the addition of a courtesy door into the garage.

The living room is a bright and welcoming reception room featuring a picture window to the front elevation and a feature fireplace with a cast-iron log burner, wooden mantle and built-in TV mounting above, fitted storage cabinets sit on either side of the fireplace creating a stylish and balanced aesthetic.

The ground floor cloaks/WC is fitted with a concealed flush WC and pedestal wash hand basin.

To the rear of the property lies a superb open-plan living, dining and kitchen space, thoughtfully designed to provide an exceptional setting for contemporary family life and entertaining. Bathed in natural light and enjoying delightful views across the rear garden, this impressive room features elegant French doors that seamlessly connect the interior with the outdoor space, creating a wonderful sense of flow.

The kitchen is beautifully appointed with a sophisticated range of sleek contrasting cabinetry, complemented by premium work surfaces and a comprehensive selection of integrated appliances, including an oven and grill, four-burner gas hob with extractor canopy, dishwasher, fridge, freezer, and a one-and-a-half bowl stainless steel sink with mixer tap.

Generously proportioned throughout, the space comfortably accommodates a substantial dining area alongside an inviting lounge setting, creating a versatile and highly desirable hub for both relaxed everyday living and stylish entertaining.

Off the kitchen is a practical utility space featuring matching base and eye level units, work surface, stainless steel sink with mixer tap, space for an automatic washing machine. Additional shelving has been added to provide excellent pantry storage.

On the first stairs lead to a central landing with a cupboard housing the pressurised hot water system and internal doors leading to the four bedrooms and family bathroom.

The master bedroom is a generous principal bedroom overlooking the front elevation, fitted with an extensive range of fitted wardrobes and featuring a concealed flush WC, pedestal wash hand basin with mixer tap, and double shower enclosure with sliding glass doors and rainfall shower. Finished with complementary wall and floor tiling and a chrome heated towel rail.

Bedroom two is a spacious double bedroom with a front-facing former window and its own private en-suite shower room comprising concealed flush WC, pedestal wash hand basin with mixer tap, and walk-in shower enclosure with rainfall shower. There is complementary tiling to walls and floors and a chrome heated towel rail.

There are two further beautifully proportioned bedrooms, both of which can accommodate a double bed if required, served by the family bathroom which has been fitted with a three-piece suite comprising a panelled bath with mixer tap, pedestal wash hand basin, and a concealed flush WC. Again, finished with complementary wall and floor tiling, and a chrome heated towel rail.

The integral garage has an up-and-over door and houses the gas-fired central heating boiler.

Outside, to the front is a double width tarmac driveway providing ample off-road parking, leading to the integral garage. The frontage is enhanced by a lawned garden, decorative herbaceous border and a specimen tree. Gated access to the side of the house leads to a fully enclosed and beautifully landscaped garden to create an outdoor space you can't wait to spend time in. Adjacent to the rear of the house is a generous paved patio leading onto a raised lawn with herbaceous borders. To the rear of the garden is a second paved seating area so that you can enjoy the sun at all times of the day. On the opposite side of the garden is fabulous covered oak framed pergola overlooking a Mediterranean garden with a small pond. The sound of the waterfall and the fascinating movements of the ornamental fish provides a level of relaxation you need in your life.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: We understand there is an estate management fee of currently £320.

It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA19062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











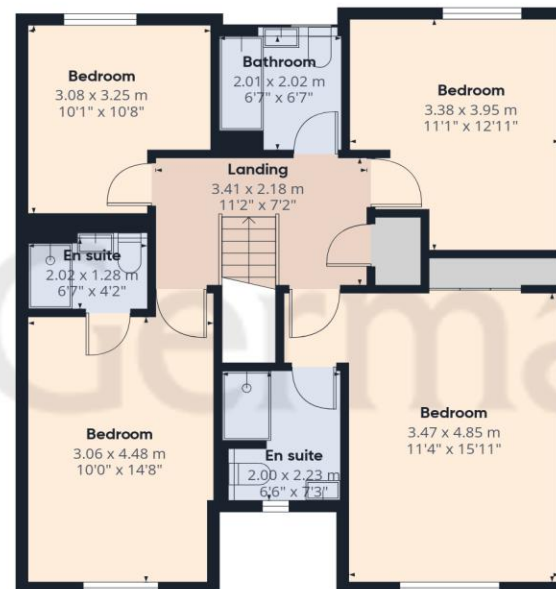


Ground Floor

Approximate total area⁽¹⁾

151 m²

1626 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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